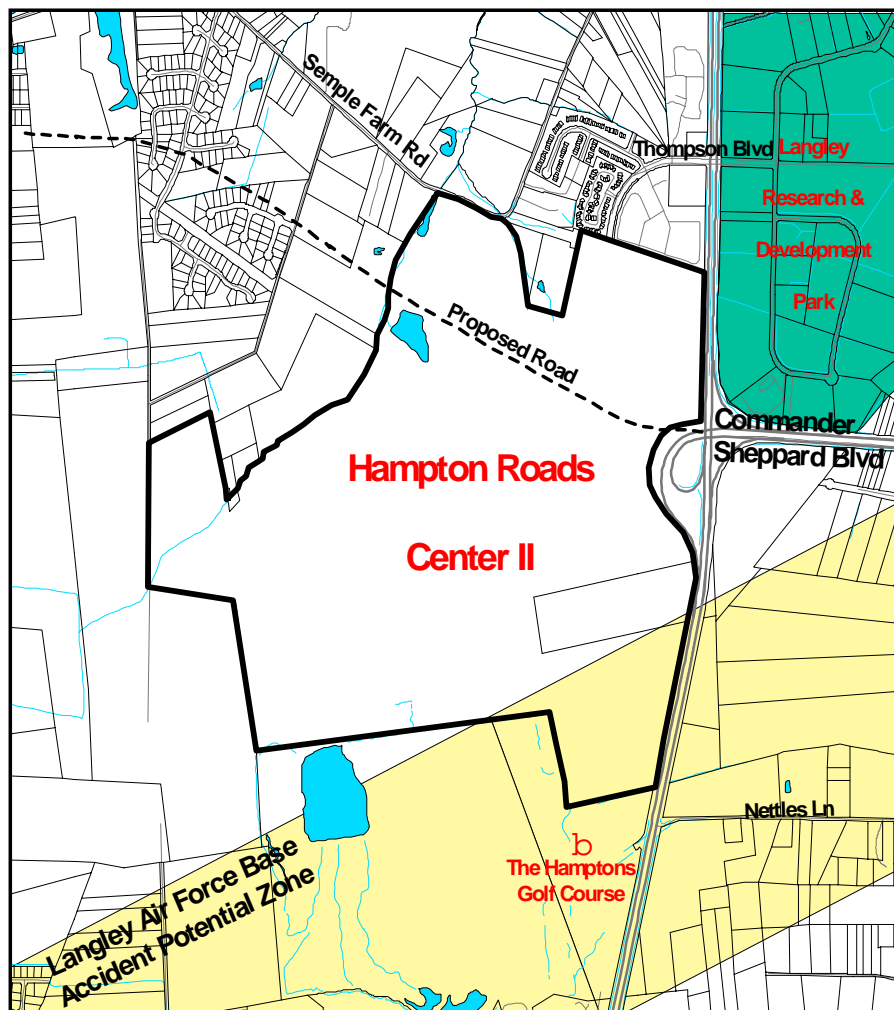


HAMPTON ROADS CENTER II

Hampton Roads Center II, located north of the Hampton's golf course off Butler Farm Road and west of Magruder Boulevard is a 470 acre property slated for enclosed manufacturing and business development. The park is designed to encourage economic development in an environmentally sensitive manner. The park incorporates a 96 acre conservation area, 20 acres of newly created wetlands, 30 developable acres, as well as over 30 acres devoted to stormwater management. These elements allow the integration of buildings into the natural landscape, maximizing green area within the park.



The Master Plan provides guidelines for how uses coexist in a coordinated fashion. It includes appropriate development standards related to building material, site layout, green areas and buffers. The Master Plan in concert with provisions of the

Hampton City Zoning Ordinance, Special Public Interest District-Hampton Roads Center II, governs development within the boundaries of Hampton Roads Center II. Individual parcel developers will be responsible for complying with the guidelines set forth in the Master Plan and Zoning Ordinance.

Use of the sites within Hampton Roads Center II will be governed primarily by the size of the development. For example, sites with frontage on the Hampton's golf course are reserved for corporate uses. Similarly, sites with visibility from Magruder Boulevard are reserved for major users to take full advantage of the visibility from this thoroughfare.

Hampton Roads Center II is planned for an average density of 12,000 square feet per acre. To ensure only high quality development and preserve the park's overall character, all construction within Hampton Roads Center II must be approved by the Hampton Industrial Development Authority Design Review Committee prior to site plan review and approval.

Approval of the proposed improvement plans will be based upon the adequacy of site dimensions, conformity and harmony of external designs with neighboring structures, improvements, operation and uses.

The following are minimum submittal requirements for information and details which should be provided to the Hampton Industrial Development Authority Design Review Committee for consideration:

- Site Plans, including grading and building pad elevations, as well as proposed building and parking lot layout.
- Preliminary building floor plans and elevations.
- Utility Plans and location of existing utilities.
- Location of any exterior equipment, including transformers, fences, signs, dumpsters, storage tanks, storage areas, etc.
- Location of loading docks and drives.
- Pedestrian walkways and plazas.
- Parking area lighting and exterior lighting schemes, identifying types of light sources, height, placement, and material.
- Proposed building materials and cover samples.
- Conceptual landscape and irrigation plans, including a list of plant material.

Summary of Design Standards

Specific design stipulations of the Special Public Interest District-Hampton Roads Center II District are comprehensive. They address minimum development standards related to green area, setbacks, parking, signage, landscaping, fencing, lot coverage, minimum lot sizes, lighting, parking and utility easements.

The following table outlines the minimum stipulations for these features:

PARKING	
OFFICE	1 SPACE/300 SQ. FT. FLOOR AREA
WHAREHOUSE/DISTRIBUTION	1 SPACE/2,000 SQ. FT. FLOOR AREA
MANUFACTURING/ ASSEMBLY	1 SPACE/500 SQ. FT. FLOOR AREA, EXCLUDES STORAGE
BUSINESS SUPPORT	1 SPACE/200 SQ. FT. SERVICE AREA
UTILITY EASEMENTS	15' ADJACENT TO COMMANDER SHEPARD BLVD AND NETTLES LANE RIGHTS-OF-WAY
SETBACKS	
MAGRUDER BOULEVARD	MINIMUM 80', MAXIMUM 100'
COMMANDER SHEPARD BOULEVARD	MINIMUM 50', MAXIMUM 100'
NETTLES LANE	MINIMUM 40' , MAXIMUM 80'
OTHER RIGHTS-OF-WAY	40'
SIDE YARD SETBACKS	
PRIVATE RIGHTS-OF-WAY	MINIMUM 20'
ABUTTING RESIDENTIALLY ZONED PROPOERTY	MINIMUM 35'
REAR YARD SETBACKS	
PRIVATE RIGHTS-OF-WAY	MINIMUM 30'
ABUTTING RESIDENTIALLY ZONED PROPERTY	MINIMUM 35'
GREEN AREA	MINIMUM 30%. May be reduced to 23% if site abuts dedicated conservation or storm water management area with minimum dimension of 50'.
FENCING	Prohibited within required front building setback. Acceptable material includes wood, masonry, and brown vinyl coated.
LOT COVERAGE	Maximum 70%. May be increased to 77% if site abuts dedicated conservation or Storm water management area with minimum dimension of 50'.
BUILDING SIZE	Minimum 20,000 square feet.

BUILDING HEIGHT	Maximum height of 55'. May be exceeded with an approved use permit.
BUILDING MATERIALS	Primarily monochromatic (preferably earthtones) brick, pre-cast concrete, natural stone or architectural metal panels. Stucco, corrugated metal or prefabricated/preengineered metal shall not be used as a primary building material.
LOT SIZES	Minimum 2.5 Acres.
SIGNAGE & LANDSCAPING	Please refer to HRCII Master Plan.

For further information or a full copy of this plan, call the Hampton Planning Department at (757) 727-6140.